

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: I

Location: South of Burnt Poplar Road west of South Chimney Rock Road

Applicant: Hilltop Properties, LLC

Owner: Hilltop Properties, LLC

Request: Special Use Permit for a Refuse and Raw Materials Transfer Point in a Heavy Industrial District

Conditions: 1) The property will be developed and utilized in conjunction with the contiguous property to the east for which Special Use Permit #33 has been granted and will be subject to the same conditions as contained in Special Use Permit #33.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	3.8
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Colonial Pipeline	HI
<i>South</i>	I-40	HI
<i>East</i>	Tracts for Refuse & Raw Materials Transfer Point / Asphalt Plant / Triad Thermo King & Milan Express Trucking	HI
<i>West</i>	Thomas Built Buses	HI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned HI since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial H.

HEAVY INDUSTRIAL ZONING DISTRICTS
HI: Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.
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TRANSPORTATION	
Street Classification	Burnt Poplar Road – Minor Thoroughfare, Chimney Rock Road – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts	Chimney Rock Road ADT = 11,800.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Upper Randleman Lake WS IV
Floodplains	N/A
Streams	Perennial Stream on site requires a 100' buffer measured from top of bank. See City of Greensboro Ordinance (30-7-1.8) for buffer restrictions and different zones.
Other	Maximum built upon area for the whole site is 70% (including (SUP#33 and #31), all the built upon area must drain and get treated by a state approved device (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

N/A

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: A Special Use Permit (#25) for a Refuse and Raw Material Transfer Point was approved for the property at the northwest quadrant of Burnt Poplar Road and Chimney Rock Road by the City Council on February 4, 2003. The Zoning Commission made a favorable recommendation to the Council on that request. Widening of Burnt Poplar Road is in progress and will be completed before the solid waste transfer facility opens.

In July 2004 the Zoning Commission approved a Special Use Permit (#31) for an asphalt plant on 9.2 acres east of the subject tract.

In February 2005 the Zoning Commission approved a Special Use Permit (#33) for a Refuse and Raw Materials Transfer Point on 2.5 acres east of and adjacent to the subject tract. This Special Use Permit contained the following conditions:

- 1) Access will be shared with adjacent property to the east.
- 2) Maximum building size will be 7,000 square feet.
- 3) There will be an on-site facility for watershed compliance.

Based on information submitted with the application, this tract would contain a sediment basin (0.58± acre), a container storage area (0.23± acre), and an area designated for future storage (0.83± acre) along the southern portion of the property.

The proposed use is compatible with an asphalt plant and with other adjacent and nearby land uses.

This proposed use is compatible with the Industrial/Corporate Park land use classification on the Generalized Future Land Use Map of Connections 2025.

This area has been uniformly zoned Heavy Industrial for many years. Heavy Industrial zoning is the most appropriate designation for a Refuse and Raw Material Transfer Point. This site provides good access to Interstate 40, the Airport Area, and the growing area bounded by Winston-Salem and Kernersville, northern High Point and western Greensboro.

GDOT: No additional comments.

Water Resources: Possibility of wetlands onsite. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance. Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.